

MINUTES  
VILLAGE OF NEWBURY COUNCIL MEETING  
WEDNESDAY, AUGUST 20, 2025  
6:00 pm  
Council Chambers



Council: Reeve Diane Brewer  
Councillor Clyde Harris  
Councillor Russell Patton  
Councillor Jerard Rajendran

Staff: Cathy Case, Clerk-Treasurer  
Marion Ramos-Cabral, Planner (for part of meeting)

**1. CALL TO ORDER**

Reeve Brewer called the meeting to order at 6:00 pm.

**2. DECLARATION OF PECUNIARY INTEREST**

The Municipal Conflict of Interest Act requires any member of Council to declare a pecuniary interest and the general nature thereof; and, where the interest of a member of Council has not been disclosed by reason of the member's absence from the meeting, to disclose the interest at the first open meeting attended by the member of Council and otherwise comply with the Act.

Councillor Patton declared a pecuniary interest in Agenda Item 7.8 (i), specifically items 42, 43 and 44 as he is the owner of the company and received reimbursement for Canada Day expenses.

**3. TIMED EVENTS**

**6:00 PM PUBLIC MEETING – ZONING BY-LAW AMENDMENT  
APPLICATION ZBA-01-2025, 22952 Hagerty Road**

Moved By: Councillor Harris  
Seconded By: Councillor Rajendran

"RESOLVED THAT the public meeting to hear Zoning By-law Amendment Application ZBA-01-2025 relating to 22952 Hagerty Road be opened at 6:01 pm." – Carried.

In attendance for this portion of the meeting were: Planner Marion Ramos-Cabral, Ahmed Saadeddin (authorized agent for 1001123846 Ontario Inc.), John Wilson, Anita Fuko, Tom Sullivan, Ronald Oorlynck, Paul Nowicki, Matt Krupicz, Don Degraw, Shawn Cartlidge, Tammy Cartlidge, Ken Hart, Paul McCleary, Cathy Ireland, Adam Chabot, Ryan Koopmans, Attila Brontiu, and Salwa Saadeddin.

Planner Marion Ramos-Cabral presented her report on the Zoning By-law Amendment application to Council. Planner Ramos-Cabral advised that due to provincial legislative changes, site plan control approval is not required for the proposed development. She did speak with a citizen concerned about the level of intensification and the impact on drainage, stormwater management and parking.

John Wilson had requested time on the agenda to address Council on the proposed amendment. Mr. Wilson provided Council members with a copy of his written presentation outlining his concerns with the application, along with a copy of a petition objecting to the Zoning By-law Amendment as proposed. His concerns include drainage, stormwater management and parking.

Roland Oorlynck had requested time on the agenda to speak to the application. Mr. Oorlynck advised that Mr. Wilson covered part of his concerns. He also has concerns about the number of parking spaces allocated per unit and if there was a maximum number of family members that could reside in each unit.

Reeve Brewer opened the floor to those in attendance to comment on the application. Anita Fuko and Paul Nowicki each advised of drainage concerns and extra water flowing to York Street. Tom Sullivan asked if an environmental assessment of the property had been undertaken. Attila Brontiu advised of concern with the intensification proposed and the number of cars that will be accessing Hagerty Road. Adam Chabot has concern that a large building being proposed for a small lot. Ryan Koopmans is concerned that property values may be driven down based on intensification. Cathy Ireland expressed concern about sufficient parking being provided for each unit as did Matt Krupicz. Mr. Krupicz is concerned that cars will end up parked on the street.

Councillor Rajendran confirmed with Planner Ramos-Cabral that, under current provincial legislation, a property with a single-family home can have up to two additional units on the property.

Ahmed Saadeddin confirmed that a new plan with a four-unit building and a drainage plan will be submitted for Council consideration.

Moved By: Councillor Rajendran

Seconded By: Councillor Patton

“RESOLVED THAT the public meeting for Zoning By-law Amendment Application ZBA-01-2025 relating to 22952 Hagerty Road be closed at 6:55 pm.” – Carried.

Reeve Brewer advised that everyone in attendance at this meeting will receive notice when Council will be reconsidering the Zoning By-law Amendment Application ZBA-01-2025.

#### **4. COUNCIL MINUTES**

Minutes of the regular Council meeting held on July 2, 2025 were reviewed.

Moved By: Councillor Harris

Seconded By: Councillor Rajendran

“RESOLVED THAT the minutes from the regular Council meeting held on July 2, 2025 be approved as circulated.” – Carried.

## **5. BUSINESS ARISING FROM THE MINUTES**

Reeve Brewer inquired into Government Drain No. 5/6 report. The Clerk-Treasurer advised that all required information on Newbury properties had been submitted to the engineer to complete the report.

## **6. CORRESPONDENCE**

### **NON-ACTION CORRESPONDENCE**

#### **6.1 Middlesex County – Middlesex County Council Meeting Highlights – July 8, 2025 and August 12, 2025**

Planner Marion Ramos-Cabral provided Council with an update on the Newbury Official Plan Review. A draft policy document is expected in September or October for Council review and public consultation. The Village of Newbury Hybrid Official Plan Procedures Report discussed by County Council was discussed. As the Newbury Official Plan will be incorporated as part of the Middlesex County Official Plan, the final approval authority will be County Council. Newbury Council will provide a local decision for consideration on Official Plan Amendments.

Moved By: Councillor Rajendran

Seconded By: Councillor Harris

“RESOLVED THAT the Council of the Village of Newbury request that the process to provide the Village of Newbury a seat on Middlesex County Council be undertaken in order to be provided the capability to address Official Plan Amendments as proposed under the Hybrid Official Plan Procedures Report dated August 12, 2025.” – Carried.

#### **6.2 Middlesex County – Child Care Expansion and Funding under the CWELCC System**

#### **6.3 Middlesex Federation of Agriculture – Invitation to OFA Regional Meeting, September 4, 2025**

Moved By: Councillor Patton

Seconded By: Councillor Harris

“RESOLVED THAT Council receive and file correspondence items 6.2 and 6.3.” – Carried.

### **ACTION CORRESPONDENCE**

#### **6.4 Town of Aylmer – Advocacy for Increased Income Support Thresholds for Canadian Veterans**

Moved By: Councillor Harris

Seconded By: Councillor Rajendran

"RESOLVED THAT Council supports the Town of Aylmer in calling on the Government of Canada and all federal parties to increase the eligibility threshold for the Income Replacement Benefit (IRB) program from \$20,000 to no less than \$40,000 annually for a single-person household; and urging Veterans Affairs Canada to review all income support programs with the intent to modernize eligibility criteria in line with the current cost of living across Canada." – Carried.

6.5 Town of Nairn and Hyman – Opposition to the Transportation and Disposal of Niobium Tailings at the Agnew Lake Tailings Management Area

Moved By: Councillor Rajendran

Seconded By: Councillor Patton

"RESOLVED THAT Council support the resolution from the Township of Nairn and Hyman and oppose the transportation or placement of niobium tailings at the Agnew Lake Tailings Management Area." – Carried.

6.6 Township of Zorra – notice of passing of a resolution regarding the governance of the Thames Valley District School Board

Moved By: Councillor Harris

Seconded By: Councillor Rajendran

"RESOLVED THAT Council supports the resolution from the Township of Zorra supporting the work of the appointed supervisor and the Minister of Education in reviewing the governance of the Thames Valley District School Board and that alternate structures be considered to more effectively and efficiently serve the students and communities within the TVDSB." – Carried.

6.7 CN Rail – Request for Proclamation of Rail Safety Week September 15 to 21, 2025

Moved By: Councillor Harris

Seconded By: Councillor Patton

"WHEREAS Rail Safety Week is to be held across Canada from September 15 to 21, 2025;

WHEREAS 261 railway crossing and trespassing incidents occurred in Canada in 2024, resulting in 68 avoidable fatalities and 58 avoidable serious injuries;

WHEREAS educating and informing the public about rail safety (reminding the public that railway rights-of-way are private property, enhancing public awareness of the dangers associated with highway rail grade crossings, ensuring pedestrians and motorists are looking and listening while near railways, and obeying established traffic laws) will reduce the number of avoidable fatalities and injuries caused by incidents involving trains and citizens; and

WHEREAS Operation Lifesaver is a public/private partnership whose aim is to work with the public, rail industry, governments, indigenous communities, police services, media and others to raise rail safety awareness;

WHEREAS CN and Operation Lifesaver have requested Newbury Council adopt this resolution in support of its ongoing efforts to raise awareness, save lives and prevent injuries in communities, including this municipality;

It is hereby RESOLVED THAT Council support national Rail Safety Week to be held from September 15 to 21, 2025." – Carried.

6.8 The Royal Canadian Legion Ontario Command – request for donation to the "Military Service Recognition Book"

Moved By: Councillor Patton

Seconded By: Councillor Rajendran

"RESOLVED THAT Council approve a donation of \$100.00 to The Royal Canadian Legion Ontario Command for the Military Service Recognition Book." – Carried.

6.9 Four Counties Community Villa – request for letter of support for grant application to the Ministry of Seniors and Accessibility Enhancing Access to Spaces for Everyone (EASE) grant program (circulated by email due to time constraint)

Moved By: Councillor Harris

Seconded By: Councillor Patton

"RESOLVED THAT Council supports a grant application by the Board of Directors of the Four Counties Community Villa Board under the Enhancing Access to Spaces for Everyone (EASE) program." – Carried.

## 7. **STAFF REPORTS**

### 7.1 **Fire**

Fire Chief Trethewey did not attend the meeting.

- i) Training Update
- ii) Firefighter Recruitment
- iii) Pest Control Update

### 7.2 **Building Services**

There were no building permits issued in July 2025.

### 7.3 **By-law Enforcement**

The By-law Enforcement Report for July 2025 was reviewed.

Moved By: Councillor Rajendran

Seconded By: Councillor Patton

"RESOLVED THAT Council accept the By-law Enforcement Report for July 2025 as submitted by the By-law Enforcement Officer." – Carried.

#### **7.4 Drainage**

Quotes for clean out of Robinson Drain are being obtained.

#### **7.5 Water**

##### **i) DWQMS**

The 2025 Internal Audit conducted by BluMetric Environmental Inc. and dated July 4, 2025 was circulated for review. Staff is addressing the non-conformances and the opportunities for improvement.

Moved By: Councillor Harris

Seconded By: Councillor Patton

“RESOLVED THAT Council receive the 2025 Internal Audit Report dated July 4, 2025 as prepared and submitted by BluMetric Environmental Inc.” – Carried.

##### **ii) Tri-County Water Board of Management**

The agenda from the July 15, 2025 Tri-County Water Board of Management was reviewed.

#### **7.6 Sewer**

##### **i) Quote – Backflow Preventer Repair**

Moved By: Councillor Harris

Seconded By: Councillor Rajendran

“RESOLVED THAT Council accept the quote from Kelly Moore Plumbing & Heating in the amount of \$1850.00 plus taxes.” – Carried.

#### **7.7 Administration**

##### **i) Village of Newbury Hybrid Official Plan Procedures Report**

Moved By: Councillor Rajendran

Seconded By: Councillor Patton

“RESOLVED THAT Council receive the Village of Newbury Hybrid Official Plan Procedures Report as prepared by the County of Middlesex for information purposes.” – Carried.

##### **ii) Newbury Old Boys Park – Splashpad Update**

The start button for the splash pad was malfunctioning during the extreme heat. ABC Recreation was on site to adjust the starter, but the repairs only lasted a week. The starter button was replaced and no issues have been had since then.

One of the dumping buckets is cracked. Staff are repairing with sealable tape for the remainder of the season. The hours of the splash pad will be reduced as of September 1, 2025, with shut down to take place after that pending weather.

## **7.8 Financial**

### **i) Accounts Listing**

Councillor Patton reiterated his pecuniary interest in this agenda item.

Moved By: Councillor Harris

Seconded By: Councillor Rajendran

“RESOLVED THAT Council approve the accounts in the amount of \$144,483.73 as presented.” – Carried.

### **ii) Canada Day Financial Report**

Moved By: Councillor Patton

Seconded By: Councillor Harris

“RESOLVED THAT Council receive the 2025 Canada Day Financial Report as presented by the Clerk-Treasurer.” – Carried.

### **iii) Large Item Pick Up**

Waste Connections have advised that first pick for large items (such as sofas, chairs etc.) that do not fit into the garbage totes can take place on September 8, 2025. They do require a list of addresses with items to be submitted one week in advance of the pick up date. It is proposed to have large items collected quarterly. There is a fee of \$25.00 per item to be paid to Waste Connections for this service. Council agreed to provide the large item pick up at no charge to residents.

## **8. NEW BUSINESS**

8.1 Council Member Business (Each council member is given the opportunity to bring new business to the table.)

Councillor Rajendran requested a change of date for the September Council meeting as he is unable to attend the regularly scheduled meeting for September 10. The Council members in attendance are available to meet on Monday, September 15, 2025 at 6:00 pm in Council Chambers. The Clerk-Treasurer will confirm that Councillor Derbyshire can attend that evening.

**9. CLOSED SESSION**

Moved By: Councillor Patton

Seconded By: Councillor Rajendran

"RESOLVED THAT Council with the inclusion of the Clerk-Treasurer move to closed session under Section 239(2) of the Municipal Act (a) the security of the property of the municipality or local board; (b) personal matters about an identifiable individual, including municipal or local board employees and (f) advice that is subject to solicitor-client privilege, including communications necessary for that purpose at 8:00 pm." – Carried.

**10. RISE AND REPORT FROM CLOSED SESSION**

Moved By: Councillor Harris

Seconded By: Councillor Rajendran

"RESOLVED THAT Council rise from closed session at 8:23 pm with no report and resume regular session." – Carried.

**11. BY-LAWS****11.1 By-law No. 14-25 to confirm the proceedings of Council**

Moved By: Councillor Rajendran

Seconded By: Councillor Harris

"RESOLVED THAT By-law No. 14-25, being a by-law to confirm the proceedings of the Council of the Village of Newbury be given first, second and third reading this 20 day of August, 2025." – Carried.


**12. ADJOURNMENT**

Moved By: Councillor Rajendran

Seconded By: Councillor Harris

"RESOLVED THAT Council adjourn at 8:40 pm." – Carried.

  
REEVE DIANE BREWER

  
CLERK-TREASURER CATHY CASE